

**PROPOSED CONSERVATORY,
GREAT MITTON HALL,
GREAT MITTON**

DESIGN AND ACCESS STATEMENT
Including Heritage Statement

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1.00 INTRODUCTION

- 1.01 This Design and Access Statement has been prepared by Woodhall Planning and Conservation on behalf of Mr and Mrs Kay, in connection with the proposed conservatory at Great Mitton Hall.
- 1.02 Woodhall Planning & Conservation is a professional architectural and planning consultancy operating in the specialised areas of historic building conservation, urban design and planning law. The consultancy has extensive experience of building evaluations, the repair and alteration of listed buildings, conservation area and urban design appraisals, historical and archaeological research, public inquiry and “expert witness” work, condition surveys, and conservation legislation.

2.00 THE SITE AND ITS SURROUNDINGS

- 2.01 Great Mitton Hall is a Grade II listed building located on the southern edge of the hamlet of Great Mitton. The Hall is bounded to the north and east by a stone boundary wall which separates the Hall from the Grade I listed All Hallows Church. To the west it is separated from Mitton Road by a stone wall. On the west side of Mitton Road is the Grade II listed ‘Aisled Barn’ at Mitton Old Hall Farm. Great Mitton is situated to the south of the Forest of Bowland which is an Area of Outstanding Natural Beauty.
- 2.02 The two storey Main Hall dates back to the 17th century and has a single-storey extension to the west which was constructed in the 20th century. This extension was formerly a garage but was converted into an office/study by previous owners of the property (see 3.01 below).
- 2.03 To the south of the Hall the land falls away towards the River Ribble and the Grade II listed Mitton Bridge.

3.00 PLANNING HISTORY

- 3.01 The recent planning history of the site is as follows:

- 3/2007/0582 Modification of condition no.2 of planning consent 3/1998/0048P to convert consulting rooms to domestic use. Planning permission approved
- 3/2009/0055 proposed new garage and conversion of garage to office/study. Planning permission refused
- 3/2009/0054 Proposed new garage and conversion of garage to office/study. New stone boundary wall. Listed building consent approved.
- 3/2009/0624 Conversion of existing residential garage to form office/study accommodation re-submission. Planning permission approved
- 3/2011/0849 Construction of detached garage, boundary wall, gates and hard landscaping. Permission refused and subsequent appeal dismissed.
- 3/2013/0793 Construction of Carport and boundary wall. Permission refused and subsequent appeal upheld.

4.00 PLANNING POLICY

- 4.01 The following policies from the Ribble Valley Core Strategy 2008 - 2028 are relevant to this proposal:

EN5: Heritage Assets,

DMG1: General Considerations,

DME4: Protecting Heritage Assets.

5.00 HISTORICAL DEVELOPMENT

Introduction

5.01 Paragraph 128 of the National Planning Policy Framework (the Framework) indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals, together with an assessment of impact.

5.02 In Annex 2 of the Framework 'significance' is defined as,

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence, but also from its setting.'

5.03 The Hall is located adjacent to the Grade I listed All Hallows Church to the north-east and the Grade II listed 'Aisled Barn' at Mitton Old Hall Farm to the west. In addition Great Mitton is situated to the south of the Forest of Bowland which is an Area of Outstanding Natural Beauty.

Historical background

5.04 The earliest known reference of a church in Great Mitton was in 1103 when a man named Ralph the Red was the rector. It was typical for the rector of a Norman church to have his lodgings built nearby and in "A History of the Parish of Great Mitton" F.G. Ackerley makes reference to a document dating back to 1338 which describes a house nearby the church which was created for the vicar. It is likely that this rectory was on the site of Great Mitton Hall.

5.05 In 1603 the rectory and advowson of the vicarage of Great Mitton were purchased by Richard Sherburne (1546—1629) of Stoneyhurst. The Sherburnes were an influential catholic family who constructed the northern extension to the Church in 1594. Sherburne Chapel houses several monuments to the Sherburne family including the family burial vault. It seems likely that the timber framed wing of the house was reconstructed in stone by the Sherburnes in the early 17th century. This is in keeping with the outline of the central hall which can clearly be seen in scarring on the west elevation (Photo 3), in addition to the architectural detailing of the windows and the doorways and the now blocked links to the former open hall.

5.06 It is unclear as to when the central hall was demolished but it appears to have been replaced with the current porch at some point in the 19th century. Evidence of this can be seen in the resetting of the 14th century doorway to form the external entrance to the porch, whilst the internal doorway has a 19th century stone surround.

5.07 By the beginning of the 19th century the Hall had descended in status to a farmhouse thus emphasising the link with the Grade II listed Aisled Barn. A number of alterations took place during this period, including the possible loss of the open hall. A painting by John Buckler from the early 19th century shows a view of the Hall from the Churchyard and depicts numerous blocked openings, lime render and large buttresses to the south gable.

5.08 On the OS map of 1848, the present Mitton Road appears as a track between the Hall and the Aisled Barn to the west and the present Mitton Bridge had been constructed by this date. The earlier road and river crossing appear to have been further to the east. It is possible part of the open hall was still extant and the west projection illustrated on the OS Map. By 1894, the present Mitton Road appears to have become an established route. The planform of the Hall on the OS map of 1894 shows the present west porch, in addition to a small outbuilding in the south west corner of the site which was subsequently demolished in the 20th century to enable construction of the present single-storey west extension. In 1963 the exterior of the Hall was recorded as having "little architectural interest" by the Inspector of Historic Buildings, reflecting the random nature of the openings to the external elevations. Since then a

number of these alterations have been reversed by the previous occupants and stonework repairs have been undertaken and a single-storey extension constructed at the south end of the west elevation.

Significance

- 5.09 As noted previously the Hall is Grade II listed and is therefore a designated heritage asset and is of national importance. It is also located adjacent to the Grade I listed All Hallows Church and the Grade II listed 'Aisled Barn' at Mitton Old Hall Farm. In addition Great Mitton is situated to the south of the Forest of Bowland which is an Area of Outstanding Natural Beauty. As such there are a number of factors which need to be taken into account when assessing significance.
- 5.10 The Hall is reputed to be on the site of the former residence of the vicar of All Hallows Church and its setting adjacent to the church is of historic interest. The external fabric of the Hall has been altered but these alterations provide evidence of the historic development of the Hall.
- 5.11 There is a historic relationship between the Hall, Barn and the Church and the visual relationship between the three buildings, particularly when viewed from the existing entrance gates on the north-west side of the hall contributes to the setting and significance of all three listed buildings.
- 5.12 In addition to its architectural significance, the historical links with the Sherbourns of Stoneyhurst who were responsible for the construction of the Grade I listed Stoneyhurst College contribute to the significance of the house. The Sherbourns contributions to All Hallows Church and their role in the development of Great Mitton are also of significance.
- 5.13 The west extension is a 20th Century addition and a detached carport has recently been erected on south-western section of the site. These elements are considered to be of limited interest.

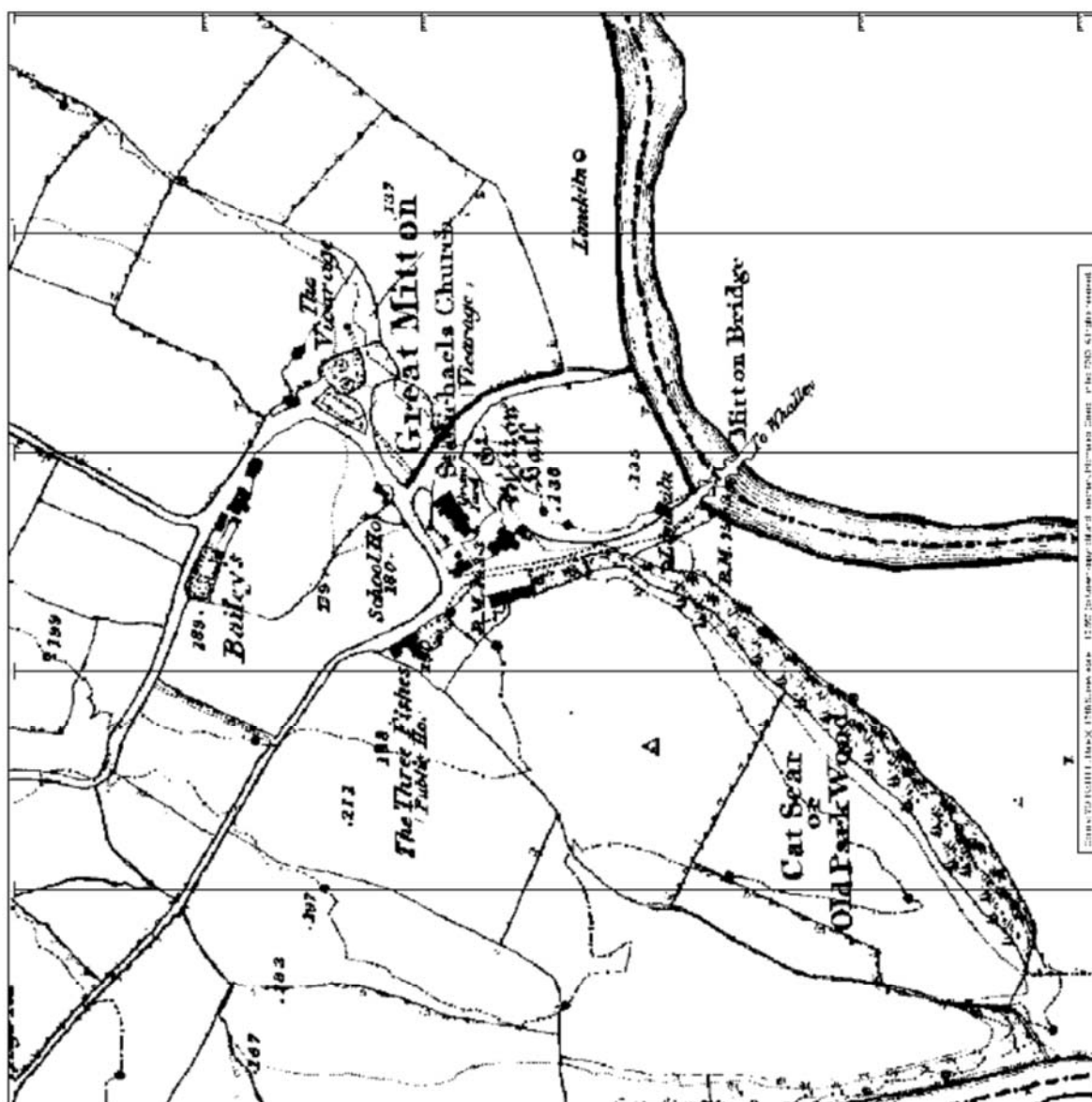


Figure 1: OS Map published 1848

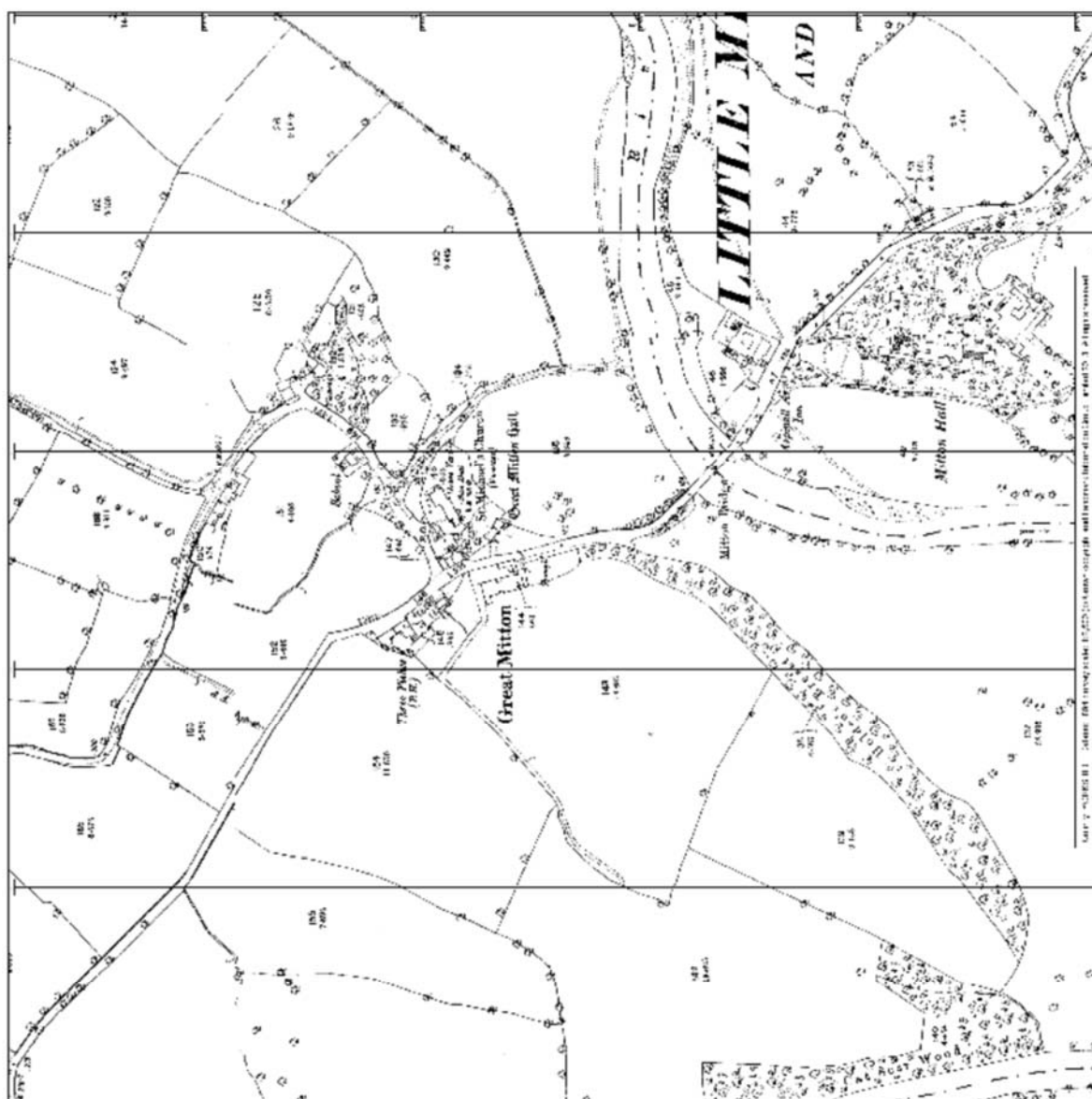


Figure 2: OS Map published 1894

6.00 THE PROPOSAL

Scheme Development

- 6.01 Initial proposals for a conservatory where located on the north-east side of Great Mitton Hall facing All Hallows Church - see Fig. 3. This 23 square metre conservatory was positioned at the north end of the façade and comprised a rectangular shaped plan with a high pitched roof form. It was considered that the location would cover a window and door of the early house and more importantly would interrupt the unbroken 'line' of the rear elevation (which in many ways is the most important elevation of the historic house). It would also be visible from All Hallows Church.

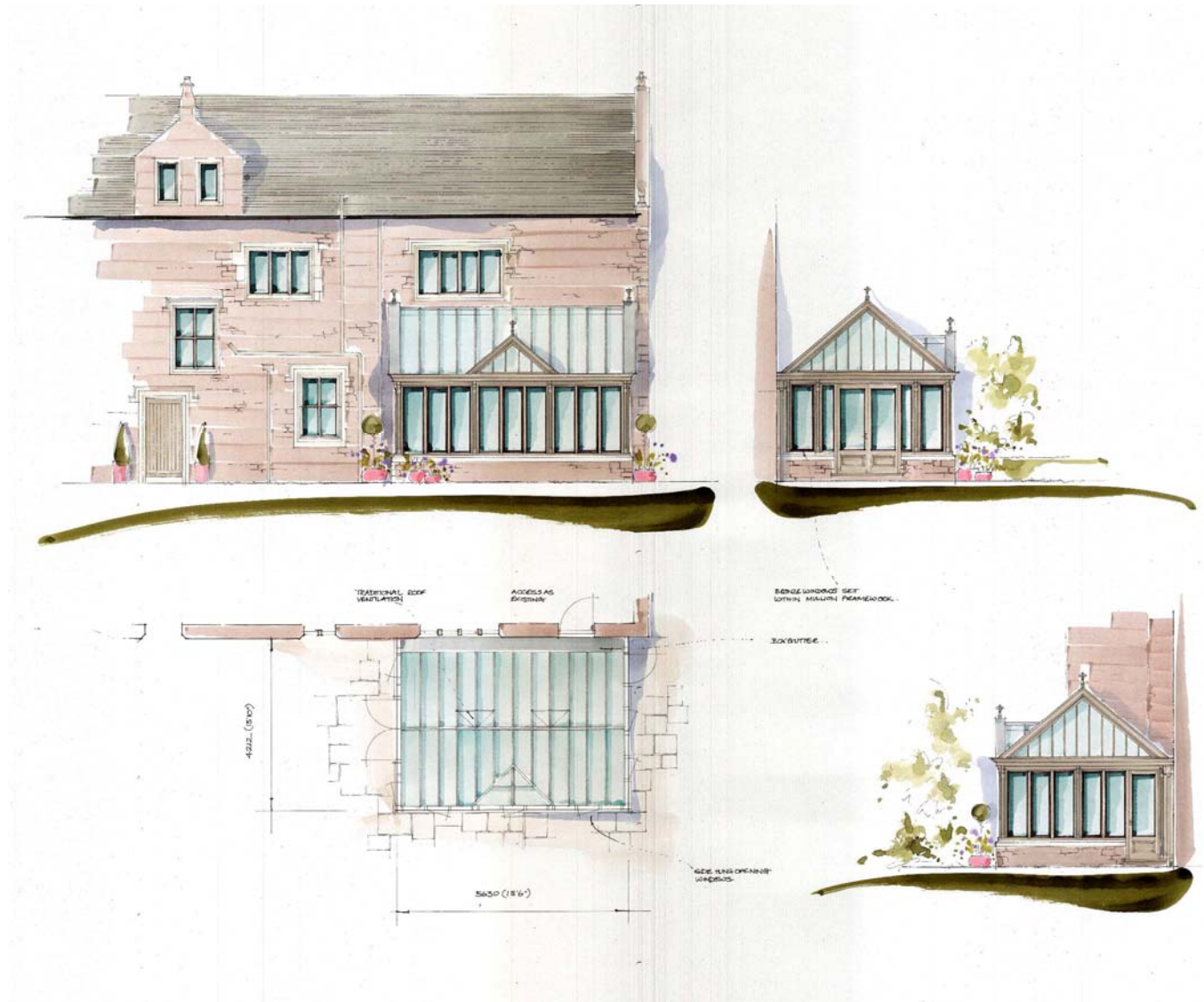


Figure 3

- 6.02 As a result, it was considered more appropriate to propose a smaller conservatory to the south-east elevation of the 20th century extension at the south-west side of the house. This modern extension is the least significant element of Great Mitton Hall.

The Design

- 6.03 The proposal would involve the construction of a 12 square metre conservatory that would be located on an existing patio that is defined by metal railings. It would be constructed with timber, with areas of glazing and leadwork - see Fig. 4. The conservatory would be located centrally on the elevation and would require the removal of the western double window to form the access to the conservatory. In addition, the eastern double window would be reduced in size, to form a similar opening to the single window immediately to the east. The conservatory has been designed to match the eaves height of the modern extension.



Figure 4

7.00 ACCESS

7.01 Pedestrian and vehicle access will remain unaltered at the site.

8.00 IMPACT OF THE PROPOSAL

8.01 As the conservatory would be added to the twentieth century section of Great Mitton Hall, its construction would not involve the loss of any historic fabric.

8.02 As identified above, the visual and historic link between the Church, the Aisled Barn and the Hall contribute to the significance of Great Mitton Hall. Taking this into account, the location of the conservatory on the south-east façade of the modern extension, has been carefully considered to ensure that this relationship is maintained.

8.03 With regards to the potential impact on the views into the site from Mitton Bridge, the conservatory would be visible, but would not detract from the south gable of the Hall, which would remain the dominant feature of the house.

8.04 When approaching the site from the north the conservatory will not be visible.

9.00 CONCLUSION

9.01 With regards to planning policy, the proposed conservatory has been designed to be a high quality structure using appropriate natural materials. It is considered the proposal is in accordance with policy DMG1.

9.02 The location and design of the conservatory has been carefully considered, it will not cause visual harm to the Grade II listed Hall and as a result is considered that the proposal is in accordance with policies EN5 and DME4.

9.03 The location of the conservatory would ensure that the proposal will not impact upon the setting of the surrounding listed buildings. Long distance views of the conservatory from the Mitton Bridge would be possible but in these views it would be a small element added to the existing twentieth century section of the Hall. However, it is not considered that the proposed conservatory would cause harm to the setting of the Bridge, All Hallows Church or the Aisled Barn.

APPENDIX A

LISTED BUILDING DESCRIPTIONS

List Entry Number: I163479

SD 715 389 GREAT MITTON

12/87 Great Mitton Hall (previously listed as Mitton Old Hall) 16.11.1954 GV II
GV II

House, c.1600. Rubble, pebbledashed towards south-west, with steep slate roof. 2 storeys with attic and cellar. Original windows mullioned with outer chamfer and inner hollow chamfer. The south-west wall has a single-storey gabled porch near the centre having a re-used outer doorway, probably C14th, with pointed head and with a roll moulding with fillet. Above is a coping with finial. To the right is a gabled single-storey extension with the remains of the hood to a blocked window on the 1st floor. To the left is the line of what appears to be a demolished wing, implying that the porch is an addition. At the left is an enlarged 3-light window with hood. On the 1st floor is a 5-light window with hood. The left-hand gable has a chimney with brick cap. Gable copings, the left-hand one with finials. The left-hand (north-west) gable has a hood remaining on the 1st floor and an attic window with hood and with one light remaining. The right-hand gable is buttressed and has a mullioned cellar window, a 14-light mullioned and transomed ground-floor window, a 7-light 1st floor window and a 5-light attic window. The north-east wall has a turret at its left-hand end, gabled with a coping and finial. Chamfered lights at intermediate levels suggest that it may once have contained a stair. It has a 2-light window with hood on the 1st floor and a similar blocked window to the attic. Its right-hand return wall has a wooden door surround with triangular head, probably re-set. A Buckler drawing of 1809 shows a doorway in the left-hand return wall, now blank. Near the centre of this facade is a gabled dormer with blocked window and hood, and with a small chimney cap. At the right on the ground floor is an original window with one mullion remaining. Above is a 4-light window with hood, with a 3-light window to its left. There are a number of blocked window openings, but the 4 remaining windows are C19th with chamfered stone surrounds. The door has a chamfered stone surround with hood. Interior not accessible at time of survey but said to contain no features of particular interest.

List Entry Number: I07218212/88 Aisled Barn, Mitton Old Hall Farm, 35 Metres west of Great Mitton Hall
GV II

Aisled barn, possibly c.1600. Sandstone rubble with slate roof. The stone walls are probably reconstructed. The east wall has openings with plain reveals and a door of C19th type with plain stone surround at the right. The wide entrance is recessed and opens directly into the nave. The north gable has 3 windows with plain stone surrounds and a pitching door above with similar surround. Inside are 5 aisle trusses forming 6 bays. Each truss has a king post rising from a tie beam and braced to the ridge (some of the braces are now missing), only the outer trusses having queen struts. The purlins are trenched over the backs of the principals. The aisle posts are braced to the arcade plates and to the tie beams, all the braces being curved. Only the east aisle has aisle ties with principles, the ties being mortised into the aisle posts. The western aisle is narrower and the lack of peg or mortise holes in the aisle posts suggests that it did not originally have aisle ties, a tie attached to the northern truss being a later addition. The arcade plates have short scarf joints, edge-halved with bridled butts. The soffits of the aisle ties on the east side, at their outer ends, have lap joints cut in an 'X' pattern. The lack of any other associated mortises suggests that they sat on a timber wallplate of an earlier stone wall.

List Entry Number: I16343212/80 Church of All Hallows, (formerly listed as Church of St Michael) 16.11.1954
GV I

Church, late C13th with early C15th west tower and late C16th north chapel. Sandstone rubble with stone slate roof. Comprises a west tower, nave, narrower chancel, north chapel, and south porch. The 3-stage tower has diagonal buttresses, and an embattled parapet. The bell openings have pointed heads with hoods, and 2 cinquefoiled lights with panel tracery. The west window has 4 cinquefoiled lights, panel tracery, and a hood. The west doorway is wide and moulded with a pointed head and hood. The nave

windows are chamfered in 2 orders and are of 2 lights with Y-tracery and pointed heads. In the north wall there are 2 to the east of the door. To the west is a 2-light window of C18th type, with a window with plain reveals above lighting the gallery. The door is chamfered with a pointed head. The south wall has one original window to the west of the porch and 2 to the east, the right-hand one being reconstructed. To the west of the porch is a window with plain reveals lighting the gallery. The porch has a wide chamfered outer doorway with hood. The inner doorway is moulded, with a pointed head and with a hood with head stops. The south chancel wall is peddledashed. To the right of the priest's door are 2 windows matching the early ones to the nave. To the left is a window with mullion and transom, trefoiled heads to the upper lights and a trefoil under a pointed head. The doorway has a pointed head and 3 orders of sun quadrant moulding. The east window is of 5 lights and intersecting tracery. The north-east, or Shireburne, chapel is of ashlar, with one bay to the east and 2 to the north. The windows have Tudor-arched heads, ogee heads to the lights, and panel tracery. The west wall has a moulded doorway with Tudor-arched head. Above is a wall tablet with attached columns enclosing a coat of arms and date '1594'.

Interior. The nave has a west gallery with panelled timber front. The open roof is possibly early C17th and has 9 trusses with arch-braced collars and short king posts braced to the ridge. Between the purlins and principals are carved brackets, possibly a C19th addition. The chancel arch has 2 orders of sunk quadrant moulding. On each side of the opening are attached shafts with capitals. The chancel screen incorporates some medieval woodwork, possibly from Sawley Abbey, including an incomplete C15th inscription. Much of the decoration is an imitation in cast iron or terra cotta. In the chancel are triple sedilia and a piscina, moulded and with trefoiled heads. The chancel is divided from the Shireburne chapel by 2 pointed arches of 2 chamfered orders carried on octagonal piers. Beneath the arches is a wooden screen with turned balusters, the upper parts of the openings being filled by carved tracery with an ogee under, possibly C15th and re-used. The nave pews incorporate old woodwork, including initials and a date '1628'. The pulpit incorporates some C17th carving. In the chapel the main memorials are as follows. An alabaster chest tomb of Sir Richard Shireburne (d. 1594) and his wife Maude, with recumbent effigies and with the sides of the chest decorated by figures and by coats of arms. By Roilly of Burton (Church Guide). A wall monument to Richard Shireburne (d. 1667). Kneeling figures face one another across a prayer desk within an architectural frame with paired columns and an entablature supporting a cartouche. Recumbent effigies of Richard Shireburne (d. 1667), Richard and Isabel Shireburne (d. 1689 & 1693), and Richard Shireburne (d. 1690), all with lengthy inscriptions. Commissioned by Isabel Shireburne c.1690 and carved by Edward Stanton. A wall monument to Richard Shireburne (d. aged 9 in 1702) by William Stanton. Figure of boy against reredos background, with cherubs. Rupert Gunnis, Dictionary of British Sculptors 1660-1851, 1953.